

A RESOLUTION

BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE APPLICATION BY RUSSELL NEW URBAN DEVELOPMENT, LLC TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT THE HOLLYWOOD WEST APARTMENTS, AN 84-UNIT MULTI-FAMILY COMMUNITY LOCATED AT 1033 HOLLYWOOD RD, NW ATLANTA; AND FOR OTHER PURPOSES.

WHEREAS, Russell New Urban Development, LLC, is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to construct the Hollywood West Apartments, an 84-unit rental, multi-family community located at 1033 Hollywood Road in NW Atlanta; and

WHEREAS, a summary of said application is attached hereto as Exhibit A; and

WHEREAS, the site of the proposed Hollywood West Apartments, is located within census tract 86.01 which is an eligible census tract for Low-Income Housing Tax Credits and which has been designated as a Community Development Impact Area, Renewal Community, and is part of the Northwest Atlanta Framework Plan; and

WHEREAS, DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and

WHEREAS, Neighborhood Planning Unit – G has reviewed and endorsed the aforementioned application, and

WHEREAS, the City Council wishes to endorse the aforementioned application by the Russell New Urban Development, LLC;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA HEREBY RESOLVES:

Section 1. The City Council hereby endorses the application by the Russell New Urban Development, LLC, to the Georgia Department of Community Affairs for low-income housing tax credits to construct the proposed Hollywood West Apartments.

Exhibit A Project Description
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Hollywood West Apartments

Applicant/Developer Russell New Urban Development, LLC proposes to renovate 15 buildings (total of 80 apartment units), site and site amenities located in the Northwest Framework Plan area. The project is to consist of 80 rental units, 100% of which would be designated as "affordable". Two percent (2%) of the dwelling units will be converted to hearing and sight impaired units, and five percent (5%) of the units will be renovated for wheel chair accessibility.

Street Address: 1033 Hollywood Road, NW

Construction Type: Rehabilitation

Number of Units: 80

Unit Mix: 20 1BR @ 640 S.F.
44 2BR @ 761 S.F.
16 3BR @ 954 S.F.

Square Footage: 61,548 Total S.F.

Total Acreage: 8.7094 Acres

Zoned: RG-3

Renovation to include:

- Removal and replacement of existing HVAC
- Replacement of all grills and thermostats
- Replacement of kitchen and bathroom sinks, bathroom tubs, and water control valves
- Replacement of gas water heaters with electric water heaters
- Replacement of light/electrical fixtures and outlets
- New Community Building with multi-purpose room, laundry facilities computer room, and leasing office.

Support Services Plan to Include:

- Youth enrichment program
- After school tutoring program
- Youth sports program
- Youth works program
- Health and Wellness Program
- Quality Control
- Community Outreach and Social Services Program

TRANSMITTAL FORM FOR LEGISLATION

To Mayor's Office: Greg Pridgeon, Mayor's Office
(For review and distribution to Executive Management)

Commissioner Signature [Signature] Director Signature [Signature]
From: Originating Dept. DPCD/Bureau of Planning Contact (Name) Sara Wade Hicks
Committee of Purview CD/HR Committee Deadline March 25, 2003
Committee Meeting Date April 1, 2003 City Council Meeting Date April 21, 2003

CAPTION:

A RESOLUTION ENDORSING THE APPLICATION BY RUSSELL NEW URBAN DEVELOPMENT, LLC TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT THE HOLLYWOOD WEST APARTMENTS, AN 84-UNIT MULTI-FAMILY COMMUNITY LOCATED AT 1033 HOLLYWOOD RD, NW ATLANTA; AND FOR OTHER PURPOSES.

BACKGROUND/PURPOSE/DISCUSSION:

Applicant/Developer Russell New Urban Development, LLC proposes to renovate 15 buildings (total of 80 apartment units), site and site amenities located in the Northwest Framework Plan area. The project is to consist of 80 rental units, 100% of which would be designated as "affordable". Two percent (2%) of the dwelling units will be converted to hearing and sight impaired units, and five percent (5%) of the units will be renovated for wheel chair accessibility.

FINANCIAL IMPACT (if any):

OTHER DEPARTMENT(S) IMPACTED: _____

COORDINATED REVIEW WITH: _____

Mayor's Staff Only

Received by Mayor's Office: [Signature]
(Date) 3-17-03

Reviewed [Signature]
(Initials)

Submitted to Council: _____
(Date)

Action by Committee: ☐ Approved ☐ Adversed ☐ Held ☐ Amended ☐ Substitute ☐ Referred ☐ Other